

May 25, 2006

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-28-401-033

Re:
Re-Zone

To Whom It May Concern:

We respectfully submit this request for a Special Use Permit for a twenty-story office development located on the southwest corner of Bonanza and Martin Luther King Dr. The current general plan for the parcel is GC. This parcel is located in the airport overlay zone.

The Ahern Corporate Center will combine much needed office and retail space in a twenty-story tower in a redeveloping area of the city. This project consists of 19,000 sf of retail, 150,000 sf of leasable office space, a daycare for the employees working in the building and 3,700 sf of restaurant which includes 1,000 sf of eating area. There are 658 parking spaces required and 662 parking spaces provided. The majority of the parking is provided in an eight story parking structure under the office tower. The exterior materials include metal panels, Precast panels, aluminum storefront and stone panels at the base. The mechanical equipment and the helipad are screened from view by metal panels. The tallest part of the tower is 274' in height.

Currently, this parcel has split zoning of C-1 and RE and does not comply with the general plan. We are requesting this parcel to be rezoned to C-2 which is compatible with other properties in the area. We hope that you will join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,



Kristen E. Neuman for RBS

R. Brandon Sprague, AIA

ZON-13896
SUP-13902
SDR-13904

VAR-139
SUP-1390
10/05/06